



# District 4 Advisory Board Minutes

Monday, September 13, 2021 • 6:30 p.m.

In-person and virtual Meeting

## Order of Business

The District 4 Advisory Board meeting was held at the Alford Branch Library, 3447 S Meridian, at 6:30 p.m. The meeting was also available by via Zoom. Nine (9) DAB members, five (5) City staff, and three (3) guests in attendance.

<b><u>DAB Members Present</u></b>	<b><u>Staff Present</u></b>
Wally Bell	Rebecca Fields – Community Rep
Grant Delmar	Kathy Morgan - MAPD
Dalton Glasscock	CP Officer Atlee Vogt - WPD
Michael Gomm	Deputy Chief John Eck - WFD
June Johnson	CP Officer Francisco Tejeda - WPD
Matt Lashley	
Alex Martinez	
Laura Rainwater	
Rebecca Robertson	<b><u>Guests Present</u></b>
	Joey Deneke - Agent
<b><u>DAB Members Absent</u></b>	Russ Ewy - Agent
Jonathan McRoy	Chris Stark
	Mary Hunt
<b><u>Council Member Absent</u></b>	Levi Bond - Agent
Jeff Blubaugh	

DAB Member Michael Gomm, Chairman, called the meeting to order at 6:35 p.m. Mr. Gomm proceeded with the agenda and asked approval for the September 13, 2021 agenda. DAB Member Wally Bell made a motion to approve and DAB Member Matt Lashley gave a 2<sup>nd</sup>. Motion was approved 9/0. The next item was approval for the August 2, 2021 DAB 4 meeting minutes. DAB Member Wally Bell motioned to approve and DAB Member Alex Martinez gave a 2<sup>nd</sup>. Motion was approved 9/0.

## Staff Reports

Chairman Gomm asked for the Police staff reports. Officer Atlee Vogt, Patrol South Beat 29, took the floor. Officer Vogt stated that several new officers were assigned to Patrol South and that their staffing is now near completion. Officer Vogt then relayed that there is a new crime team, The Auto Crime Enforcement Team, with one officer from Patrol South and three other officers from other areas of the City. This team is concentrating their efforts recovering stolen vehicles and investigating other property crimes associated with vehicles. So far this team has recovered 7 stolen vehicles. The team has met with the State Attorney General's Office and metal recycling businesses to discuss the recent wave of catalytic converter thefts in hopes of changing laws and regulations regarding the sale of used catalytic converters.

Officer Francisco (Ricky) Tejeda, Patrol South Beat 16, then gave a report. He reminded everyone that Open Streets was coming up on Saturday, September 18, and that Douglas Avenue would be closed from Glenn Street all the way to Bluff Street, allowing anyone to ride their bicycles, scooters, and walk on Douglas Avenue. There will be vendors, exhibits, and Community Police Officers will be patrolling the event.

Officer Tejeda then spoke about catalytic converters. He and others from Patrol West worked with two (2) dealerships on West Kellogg (one at Tyler and the other at 119<sup>th</sup> St W) who helped citizens mark their catalytic converters with specialized stickers for identity purposes. More events will be held in the future, but unknown when at this time.

2<sup>nd</sup> Chance Thursday will be held again this month on September 30 at Wichita State University next to Koch Arena. This effort is to help those with traffic or environmental warrants. Officer Tejeda hopes that someone with Sedgwick County will be there to help those with Sedgwick County warrants.

More Community Action Teams (referred to as CRT Officers) are being formed to help with specialized crimes, including the drug and sex trafficking crimes noticed taking place out of hotels and motels along west Kellogg.

DAB Member Wally Bell asked Officer Tejeda if Mel Hambleton dealership was applying stickers to catalytic converters all the time. Officer Tejeda stated that the Kia dealership also participated, but that neither dealership does this without the help of the Wichita Police Department. Officer Vogt stated that several dealerships in the Patrol South area also participated, but this is only being done in conjunction with WPD. More of these events will be made available in the future.

DAB Member Rebecca Robertson stated that she has a co-worker who lives in 13 Beat and that there is a probable drug house in her neighborhood that is causing several problems including traffic, graffiti, trash, etc. Ms. Robertson asked how is the best way to address this problem. Officer Tejeda replied that they can talk to their Community Police Officer or relay this information to him. He asked if there was an address, and Ms. Robertson replied that the address is roughly 1300 S Osage. There are several trailer homes in the area and between Dooley and Walker. People are using the alleyways and there is a lot of traffic.

Ms. Robertson then asked how to go about asking for more street lighting in this area. Officer Tejada replied that this would be up to a Traffic Engineer and it is very difficult to have additional street lighting added to an already existing neighborhood. Traffic Engineering has some minimum requirements that have to be met in order to obtain additional lighting in an area. Officer Tejada asked if he should contact her or if the concerned party wants to contact their community police officer. Ms. Robertson replied that the co-worker is concerned about possible retaliation and therefore will contact the CP Officer directly.

Chairman Gomm then moved on to the report from the Fire Department.

Chief Eck reported the department raised money for the Salvation Army last month and the total was \$18,400. There was a significant fire at Central & Ridge Rd at an apartment complex. Make sure you use a metal bucket to discard cigarettes when smoking off a balcony.

Chief John Eck then relayed that he covers the west portion of Wichita from West Street to the city limits. Chief Eck then shared his screen, however his microphone was not working during his presentation. For August, District 4 had a total of 21 fire alarms, 515 medical alarms, 71 service alarms, and 155 “other” alarms for a total of 762 alarms to which several fire stations responded.

Chief Eck then quit sharing his screen and focused on the statistics from Station 17. There were 229 alarms. For the past year there has been a 10-second increase in response times and a 60-call increase for an average of 23 calls a day. There was also a 4.32% increase in answering response. Station 17 made about 73% of their calls in 2020, and in 2021 that dropped to 69%. They obtain their information from Sedgwick County Dispatch and the Fire Reporting System. The new analytic software should be running the first of the year and detailed information should be more forthcoming that will help the Fire Department make more informed decisions. If anyone would like more detailed information, feel free to send Chief Eck an email at [jeck@wichita.gov](mailto:jeck@wichita.gov)

There were no questions for Chief Eck from the Board Members, and no questions from the public. Chairman Gomm moved to the library report. Library Manager Robyn Belt was unable to attend, so DAB Member Alex Martinez read the report.

Alford Attendance in August 2021 was 2,820, and 5,359 items were checked out.

- Story times are back this fall! For health and safety reasons, we are hosting our story times outdoors in the cool fall Kansas weather, weather permitting. We have several story time series scheduled at different locations. Visit [www.wichitalibrary.org/events](http://www.wichitalibrary.org/events) to learn more.
- Learning Circles are lightly facilitated study groups for learners who want to take online courses together. These classes meet once a week for multiple weeks

(usually 4-6 weeks). They are free courses with materials and curriculum compiled from experts of the topic of the course. The Library will hold several Learning Circles this fall. Visit [p2pu.org/Wichita](http://p2pu.org/Wichita) to register:

- Fiction Writing for Teens begins September 29
  - Cryptozoology 101 begins September 30
  - Modern Art and Ideas begins October 5
  - Write Your First Novel begins November 6
  - Personal Finance 101 begins November 9
  - Foundations in Mindfulness begins December 1
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- Library staff created welcome packets in English, Spanish, French and Vietnamese for Immigration Support Services Network (ISSN). Each year in September, ISSN hosts Welcome Week, a week dedicated to introducing new residents to Wichita and its services. The Library is a longstanding partner. These welcome packets will be made available for new residents, and Library staff is working on a short introductory video to be played at this year's virtual Welcome Week event this month.

This concluded the library report, so Chairman Gomm moved on to the next agenda items.

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## Public Agenda

### Scheduled Items

Renee Davis, Financial Literacy Coordinator Americorps VISTA, relayed information about the [International Rescue Committee](#) (IRC) in Wichita. Ms. Davis the shared some video clips showing some scenes of what many of the immigrants have faced in the near past, and then shared a PowerPoint about IRC. Wichita is one of the 40 cities in the world that has an IRC office and programs. Ms. Davis stated that in 2021, the United States is projected to resettle 62,500 immigrants, but with the recent Afghanistan crisis this number is expected to change. IRC in Wichita opened its doors in 2011 and has since resettled over 1,590 refugees.

DAB Member Dalton Glasscock informed those in attendance that about 2 weeks ago he signed up as a volunteer at IRC to teach a civic class, and Mr. Glasscock suggested that there might be several board members who would be interested in volunteering as well. Ms. Davis replied that the members can send Ms. Davis an email and she can provide the contact information for the volunteer coordinator.

There were no further comments or questions.

## Off-Agenda Items

There were no comments from the public.

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## New Business

Chairman Gomm moved on to the next items on the agenda. Kathy Morgan, Senior Planner with the Metropolitan Area Planning Department, presented all of the following cases.

### **CON2021-00001:**

The applicant is requesting a conditional use for Warehouse, Self-Service Storage on a 0.99 acre property zoned LC Limited Commercial. The property is generally located northeast of West Maple Street and South Anna Street (4608 West Maple). The property is currently developed as a carwash and is not in operation. The applicant intends to demolish the existing carwash and construct a 14 bay self-service storage warehouse. An existing masonry wall is located along the north property line abutting residential zoning. The applicant intends to maintain this screening.

Ms. Morgan had the members look at the area map and explained the current zoning of surrounding properties and let the Dab Members know that this case was approved by the Planning Commission on August 19 with seven (7) conditions which Ms. Morgan read to the board.

DAB Member Matt Lashley confirmed that the carwash currently at the location is not operational and Ms. Morgan stated that the current structure will be demolished. DAB Member Wally Bell pointed out that the lot to the west used to be a self-service gas pumping station. DAB Member Grant Delmar asked if the self-service gas was operational, and Ms. Morgan stated no, and that it is a separate lot and not included in this case. Ms. Morgan then referred Levi Bond, the Agent for the Applicant who was on-line (via Zoom), for further questions if necessary.

DAB Member Matt Lashley motioned to approve, and DAB Member Wally Bell made a 2<sup>nd</sup> motion to approve. The motion passed 9/0.

### **CON2021-00037:**

The applicant is requesting a Conditional Use to permit a permanent Rock Crushing and recycling operation on the two (2) unplatted acres, zoned LI Limited Industrial, generally located generally located one-quarter mile south of West Harry Street and west of Southwest Boulevard (1825 S Leonine Street). The Unified Zoning Code (UZO) requires consideration of a Conditional Use for a rock crusher in the LI zoning district. Currently, there are several piles of unprocessed material on the site and other outdoor storage of construction material as permitted in LI by the UZO. Rock Crushing requires a conditional

use to operate in the LI zoning district. The applicant will accept clean materials from other sources outside the company.

The applicant proposes that the hours of operation will be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday; and may be active from 8:00 a.m. to 3 p.m. on Saturdays. The applicant has indicated they do not wish to operate it on Sundays. The company will be required to obtain air quality permits and applicable operational permits from KDHE to operate in the State of Kansas; and the equipment will be subject to EPA Regulation 40 CFR 60, Subpart 000 NSPS for Nonmetallic Mineral Processing Plants.

Ms. Morgan explained the listed conditions, especially the dust suppression/watering system (water truck on site), and that the site is in the center of an industrial area. The Planning Commission has stipulated that this is for a 10-year period from the date of approval, and that if the operation needs to continue that they would have to apply for an extension.

Ms. Morgan asked if there were any questions, and DAB Member Grant Delmar voiced his concern regarding objections at the Planning Commission meeting about vibrations that could be felt by a nearby business. Mr. Delmar asked what the noise decibel would be from the rock crusher equipment because from his knowledge these machines create a lot of noise and dust. Ms. Morgan replied that the company has to meet KDHE requirements for sound and EPA regulations for particulate matter. The rock crushing machine meets with federal and state guidelines. Mr. Delmar asked Ms. Morgan if there were other similar businesses within the city limits of Wichita. Ms. Morgan replied yes, that there is one on south Hydraulic & 68<sup>th</sup> Street, one on W MacArthur near the Valley Center Floodway, and several in the north end of Wichita. Chairman Gomm commented that these all sound as if they are more on the perimeter of the City limits and not as close to the center as is this site. Mr. Delmar stated that if he owned one of the businesses nearby that he would not be comfortable with a rock crusher nearby. DAB Member Rebecca Robertson voiced her concern regarding the nearby streets, and asked if the streets can handle these heavy loads. Ms. Morgan stated that there are other nearby companies with heavy equipment, and the roads are dirt/gravel and not paved streets.

Russ Ewy, agent for the applicant, stated that he would be more than happy to answer questions. Mr. Delmar reiterated that his two concerns are the potential dust and noise created by such an operation.

DAB Member Matt Lashley (who is a Safety Officer) stated that any such company will be dealing with OSHA regulations and if found in violation will receive a large monetary fine. Mr. Lashley asked how long has the company been in business, and Mr. Ewy replied, for multiple generations. This company has been in this particular location for years and have a good relationship with all the surrounding companies. The one company that objected to the rock crusher, Quick Tek Machining, moved into the area long after Mies Land Development, and there are several other nearby companies that also use heavy equipment. In addition, Quick Tek sits much closer to an active rail line and has no issues operating with trains going by their building. Mr. Ewy thinks that the term "rock crusher" just brings unfounded concerns, especially with the new technology and federal and state



regulations in place. Mr. Ewy stated that the rock crusher will only be used as needed by Mies Land Development, and will not be in continuous operation.

There were no further comments or questions for Ms. Morgan. DAB Member Matt Lashley motioned to approved, and DAB Member Wally Bell gave a 2<sup>nd</sup>. Motion was approved 8/1.

**PUD2021-00012:**

The applicant is requesting a zone change from LC Limited Commercial and SF-5 Single-Family Residential to PUD Planned Unit Development to create the Dugan West Kellogg Commercial 2<sup>nd</sup> Planned Unit Development (PUD #89). The site is approximately 26 acres in size and is generally located on the on the south side of West Kellogg Drive and within one-quarter mile east of West 135<sup>th</sup> Street South. The purpose of the PUD is to create a custom zoning classification to permit a mix of single family, duplex, and multi-family development.

The PUD encompasses two parcels:

- Uses on Parcel 1 are those permitted by-right in the TF-3 Two-Family Residential zoning district. Development standards on Parcel 1 afford the ability for duplex development on a single lot or for one lot to have two single-family dwellings built as long as they maintain a minimum separation of five feet between the dwellings. The lots may be divided between the dwelling units or along the common wall of a duplex. In such cases, minimum lot area and width requirements of Section III-B.6.d of the Unified Zoning Code shall not apply. All other development standards shall adhere to the TF-3 zoning district. The PUD does not stipulate which lots shall be developed with duplexes and which shall be developed with the single-family concept. Parcel 1 is platted into 58 lots and two reserves. Therefore, up to 116 dwelling units could be built regardless of being in the form of a duplex or the single-family concept.
- Uses on Parcel 2 are those permitted by-right in the MF-18 Multi-Family Residential zoning district. This zoning district permits a density of up to 17.4 dwelling units per acre. Parcel 2 is 2.3 acres in size, which would permit up to 40 dwelling units. Development standards on Parcel 2 afford the ability for units to share a common wall or have a minimum separation of 5 feet. All other development standards shall comply with those of the MF-18 zoning district. The PUD does not permit the division of lots for individual ownership on Parcel 2.

Ms. Morgan explained that the PUD has been carved out of a larger community unit plan. Parcel 2 was annexed into the City on August 20. Parcel 2 will have to meet the parking standards as set by the City of Wichita for MF-18.

DAB Member Matt Lashley asked if this was tied into Auburn Hills, and Ms. Morgan replied no because this development is south of Kellogg. To the north of the development is the Prairie Sunset Trail.

Looking at the site plan, Ms. Morgan explained that Lots A & B in Parcel 1 are reserves that will be used for sidewalks, drainage, etc. Lot C & D are reserved for emergency

accesses. Mr. Russ Ewy, agent for the applicant, was on standby to answer any questions.

There were no further comments or questions for Ms. Morgan. DAB Member Matt Lashley motioned to approved, and DAB Member Alex Martinez gave a 2<sup>nd</sup>. Motion was approved 9/0.

#### **PUD2021- 00016:**

The applicant is requesting a zone change from SF-5 Single-Family Residential to PUD Planned Unit Development to create the Delano Revival PUD #90 on an entire city block generally located one-block south of West Douglas Avenue and two-blocks east of South Seneca Street. The city block is bounded by West Texas and West Burton Avenues on the north and south respectively and South Osage and South Handley Streets on the east and west respectively. The south half of the property is developed as a church with associated parking. The northeast quarter of the property is developed with two, single-family dwellings. The northwest quarter is undeveloped. The proposed PUD will permit long-term redevelopment of the property with **mixed-use development which could include multi-family residential, hotel, office, retail, event venue and entertainment venue**. In the meantime, the applicant does not intend to keep the current structures vacant. The short-term plan is to repurpose the existing structures in to offices, an event center or other uses similar.

The PUD has base land use and development standards as permitted by-right in the CBD Central Business District zoning district. Particularly, these development standards permit development without building setbacks and land uses are not required to provide any off-street parking. The PUD permits all uses allowed by-right in CBD with exceptions as listed in the general provisions of the PUD (see attached). In addition to those uses permitted by-right, the PUD also allows a Commercial Parking Area, Tavern and Drinking Establishment, Nightclub in the City, and Entertainment Establishment. The PUD contains standard provisions to Code which govern lighting, landscaping, and screening. Finally, the PUD language contains architectural controls that require compliance with the Delano Neighborhood Overlay District's design guidelines for "Commercial Mixed Use development (see attached). Because the site is located in the Delano Neighborhood Overlay District, a site plan with building elevations shall be submitted to the Planning Department for review and approval by the Delano Design Review Committee.

Regarding Commercial Parking Area as a permitted use, staff is recommending against this. The Unified Zoning Code defines Commercial Parking Area as "an area or structure used or intended to be used for the off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal nonresidential use." A Commercial Parking Area as a use is not in-line with the Wichita Places for People Plan, which promotes infill development with an emphasis on walkability. Finally, as discussed below, the Delano Neighborhood Plan identifies the future land use of this property to be suitable for residential uses. Though the PUD may provide opportunity for mixed-use development, a Commercial Parking Area is not in conformance with the Plan. If the site were to be redeveloped as a commercial parking lot, and there is a market for parking, then it is unlikely that the site will be redeveloped in the future to something else that will enhance the vibrancy of Delano.



This does not exclude the property owner from providing accessory parking to uses on-site as it is redeveloped.

The property was included in the Delano Neighborhood Revitalization Plan in 2001, and is a part of the 2019 Delano Neighborhood Plan update. There are no recent cases associated with the subject property.

Ms. Morgan explained that this site is 1 block south of W Douglas, and 2 blocks east of S Seneca, and 2 blocks west of Sycamore. The development would have to abide by current parking standards per the zoning code. MAPD staff recommended some changes to the application as submitted. Staff removed the right for Commercial parking; should there be a tavern, drinking establishment, or nightclub established on the premise, that the total maximum **combined** occupancy not exceed 200.

The applicant requested a maximum building height of 84 feet, but staff recommended a maximum of 80 feet. Staff also required a full cutoff of luminaries to limit light trespass onto neighboring residences. Staff also added that per the Delano Neighborhood Design Guidelines that lighted signs for commercial uses shall be turned off outside of business hours where abutting or across the street from two-family or single-family residences.

The Planning Commission (MAPC) altered the recommended staff report with a maximum building height of 60 feet, and that the commercial parking be limited to events for a maximum of 3 years.

Staff Rebecca Fields was then asked to show the images of architectural renderings of what the building could possibly appear once built. Joey Denke with MKEC, agent for the applicant, took the floor and stated that there are two (2) items of concern from the Planning Commission: building height and commercial parking lot. First he explained the short-term goal of the developer. There is an existing church on the site that would be used for events and the two houses on the site would be leased out for residential. There is an existing parking lot next to the church that would be used for events, and also for over-flow parking from events at the nearby Riverfront Stadium. For the long-term, the developers are seeking a structure similar in size and use as the Sycamore Apartments recently built in Delano, north of Douglas. The first floor would be retail establishments, and above that would be dwelling units.

Mr. Denke went on to explain that the developer needs to build at least 6 stories, or 80 feet, in order to make this financially feasible. The current idea is to have retail and parking on the 1<sup>st</sup> and 2<sup>nd</sup> levels, and above that residential units. Mr. Denke pointed out that the parcel and building to the west of this site, Senior Services, is zoned CBD which has unlimited height capabilities. Currently it is only a 2-story building, but the zoning allows for much more. GC and LI zoning allows for 80 feet, and this zoning is directly to the north of the site. Mr. Denke asked the board to approve the 80 ft building height and the commercial parking lot. MAPC allows a commercial lot for a 3-year time period which is great for the short-term usage. But even after development there is a possibility that the commercial lot could still be used for events and/or overflow parking.

DAB Member Matt Lashley asked if the church was being used and if the houses on the site are being leased, and Mr. Denke replied yes, that the church was rented out to other churches that want to use the space. The hope is to allow other uses for the church building. Delano United and the Delano Neighborhood Association will be given the opportunity to use space inside the church for their meetings. Mr. Lashley then asked staff Rebecca Fields how to go about making a motion to approve the requested 80 ft height and commercial parking. Ms. Fields replied that a motion can be made to approve PUD2021-00016 with the 80 ft maximum height and allow for commercial parking. Ms. Fields then relayed to the board members that at the recent Delano Neighborhood Association meeting that there was talk from the owner about the possibility of a retail grocery space in the first floor of the new build. Mr. Lashley commented that you see this (grocery store with residential above it) in Kansas City and other major cities. A grocery store in this area would fill the food dessert needs for Delano, McCormick, Riverside, and Downtown neighborhoods.

DAB Member Grant Delmar spoke up and stated that he is a friend of a member of the Planning Commission, and Mr. Delmar states that he has a hard time going against the preferred changes to the staff's recommendation.

At this time, DAB Member Matt Lashley made a motion to approve PUD2021-00016 and to allow an 80 ft. maximum height and a commercial parking lot. DAB Member Dalton Glasscock made a 2<sup>nd</sup> motion. Chairman Gomm asked if there were any further comments before voting.

DAB Member Rebecca Robertson asked if the Delano Neighborhood Association was okay with this lot being used for multi-purposes as opposed to strictly residential. Ms. Morgan replied that there was one (1) couple at the MAPC hearing who had concerns about the lights from the parking lot and the height of the building. DAB Member Delmar reiterated that MAPC was only going to allow a 60 ft building and a 3-year terms for commercial parking.

DAB Member Dalton Glasscock, a resident of Delano, spoke up and said that there is only 1 or 2 members of the Planning Commission that live in District 4 and that he has no problem going against the Planning Commission's decision. Mr. Glasscock stated that as a resident of Delano and someone who frequently walks the neighborhood that he has noticed a significant change in the neighborhood around the stadium; one being the younger citizens moving into the Delano area, including five (5) friends who have moved into the Delano neighborhood, and another being the walkability and safety of the residents. Mr. Glasscock then asked if there were ways to mitigate any light that would annoy the neighbors. Mr. Glasscock also stated that he thought this would be a great addition to the Delano neighborhood and bring more vibrancy into the area.

Ms. Morgan replied that this is a Zoning process and that the City Council can vote to amend any recommendations by the Planning Commission (MAPC). The DAB is also making a recommendation to the Council Member that represents this neighborhood.

DAB Member Delmar asked if the process was for the DAB to make a recommendation and then go to the Planning Commission and then for it to go to the City Council. Ms.

Morgan replied no, that this board (DAB) is an advisory board for the City Council Member (Jeff Blubaugh) and does not advise the Planning Commission.

DAB Member Rebecca Robertson asked for the motion to be repeated. The earlier motion made and seconded was to approve the submitted staff report allowing for an 80 ft height, and to allow for a commercial parking lot. Chairman Gomm then asked for a vote.

Motion was approved 8/1.

**ZON2021-00038:**

The applicant is requesting CBD Central Business District zoning on 0.07 platted acres located on the south side of West Douglas Avenue and one block east of South Seneca Street (929 West Douglas Avenue). The subject site is currently zoned LC Limited Commercial and is developed with a two-story brick building. The building appears to be vacant at this time. The applicant does not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O).

DAB Member Dalton Glasscock asked Ms. Morgan what the advantage is from LC Zoning to CBD zoning. Ms. Morgan explained that CBD is less restrictive in what type of businesses could operate as well as no on-site parking requirements.

Russ Ewy, agent for the applicant, spoke up and stated that the applicant is basically wanting the parking restrictions removed from this building. Mr. Ewy pointed out that when there are so many businesses (buildings) operating in a single block, that meeting the parking requirements on specific zonings can become problematic. CBD zoning will eliminate this concern. DAB Member June Johnson commented that this seems a very logical thing to do considering the location. Mr. Ewy commented that there has been talk for the City to simply rezone the entire block/area, and DAB Member Rebecca Robertson stated that she had suggested doing this several months ago. DAB Member Dalton Glasscock then asked if staff would bring this to the attention of Councilman Blubaugh for further consideration which would “unleash property owners from government burdens”.

DAB Member Wally Bell made a motion to approve and DAB Member June Johnson gave the 2<sup>nd</sup> motion to approve. The motion passed 9/0.

**ZON2021-00039:**

The applicant is requesting the rezoning of the 6,250-square foot (50-feet by 125-feet) Single-Family Residential “SF-5” zoned subject property to Two-Family Residential “TF-3”. The subject property, Lots 14 and 15, Kaeisers 2<sup>nd</sup> Addition, is located approximately 250 feet south of West Maple Street on the west side of South Sycamore Street; 419 South Sycamore Street. The subject property’s size and configuration is in conformance with the Unified Zoning Code’s “UZC” minimum lot size (6,000-sqaure feet, 35-feet wide) standard for TF-3 development. A fire destroyed the original single-family residence (built 1917) and the applicant wishes to replace it with a duplex. The applicant has provided a floor

plan, a front elevation and a conceptual photograph of the proposed duplex. The applicant has not indicated if the subject property will have a garage.

The property is across the street west of the Wichita Ice Center. North of the property on Maple Street and Sycamore, the zoning has been changed to general commercial. This proposed case fits the Places for People plan and guidelines. Ms. Morgan had the board look at the site plan with a front and back residence. The parcel is currently a vacant lot.

There were no questions from the board or from the public.

DAB Member Laura Rainwater made a motion to approve and DAB Member Grant Delmar gave the 2<sup>nd</sup> motion to approve. The motion passed 9/0.

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## Board Agenda

DAB Matt Lashley asked if there was a way for the next leg of the West Street improvements to begin at I-235 to MacArthur, emphasizing that the intersection of West Street and MacArthur is very busy with truck traffic and needs to be addressed as soon as possible. Mr. Lashley said that the surveyors who he spoke with said that they will be addressing 47<sup>th</sup> St South to MacArthur on West Street. The board would like to hear from Public Works on the West Street project.

Staff Rebecca Fields reminded the board that Open Streets is this coming Sunday, September 19, and September 24 is the Downtown Chili Cook-off.

DAB Member Laura Rainwater informed the board of an important event this coming Friday (September 17), regarding mental health and substance abuse care, and is hosted by the Regional Economic Area Partnership (REAP) at the WSU Metro-plex.. There will be 10 panelists to discuss and answer questions.

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## Adjournment

Chairman Gomm asked for a motion to adjourn. DAB Member Alex Martinez made a motion to adjourn and DAB Member Matt Lashley gave the 2<sup>nd</sup> motion. Motion was approved 9/0. The meeting adjourned at 8:30 pm.

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The next DAB 4 meeting will be held at the Alford Branch Library as well as on-line for Board Members, staff, public, and guests, November 1, 2021 at 6:30 pm. (The October 2021 DAB 4 meeting was canceled)